Application Number: 25/00922/FUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr Jon Richards
Jon Richards Architectural Design
Jasmine House
1 Red House Paddock
Tallington
PE9 4RG

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **GRANT PERMISSION** for:

Proposal: Detached self build dwelling

Site address: 8 Mill Lane Alwalton Peterborough PE7 3UZ

Applicant: Mr and Mrs Towns

in accordance with your application received on 22nd May 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	ML-PR-PL-100	A	14.08.2025
Proposals	ML-PR-PL-101	A	14.08.2025
Elevations	ML-PR-PL-102	A	14.08.2025
Location Plan	ML-EX-PL-100	A	14.08.2025

Subject to the following condition/s.

1. Condition.
   The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

2. Condition.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 21st November 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
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The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

Reason: For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. Condition.
No development above ground level shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies LP5, LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

4. Condition.
No development above slab level shall commence until physical samples of the bricks and roof tiles to be used in the construction of the development have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason - To ensure the external appearance of the development preserves the character and appearance of the conservation area, in accordance with policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide (2017), the National Design Guide and the National Planning Policy Framework (2024).

5. Condition.
No development above slab level shall commence until there has been submitted to, and approved in writing by the Local Planning Authority, a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatments shall be completed before the dwelling is occupied in accordance with the approved details and retained as approved thereafter.

Reason: To ensure appropriate boundary treatments are implemented, in the interests of preserving the character and appearance of the conservation area and protecting the residential amenity of neighbouring properties, in accordance with policies LP11, LP12, LP14 and LP34 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide (2017), the National Design Guide and the National Planning Policy Framework (2024).

6. Condition.

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No development above slab level shall take place until details of both hard and soft landscape works have been submitted to, and approved in writing by, the Local Planning Authority. These details shall include:

(a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

(b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;

(c) a hard landscaping plan, indicating location, manufacturer, type, colour and size.

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place during the current or next planting season.

Reason: To ensure the development is satisfactorily assimilated into the area, in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

7. Condition.
No development above slab level shall commence until a scheme of ecological enhancement has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

Reason: To conserve and enhance ecological interests, in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

8. Condition.
No development above slab level shall commence until details of the facilities for the provision of secure covered cycle parking for use in connection with the development have been submitted to, and approved in writing by, the Local Planning Authority. The details shall include the siting, means of enclosure, appearance and materials. The facilities shall be provided in accordance

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with the approved details prior to occupation of the dwelling and shall be retained as such in perpetuity.

Reason: To ensure appropriate provision for the secure storage of bicycles in order to encourage sustainable travel, in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

9. Condition.
No development shall commence until a Construction Environment Management Plan providing details of the following has been submitted to, and approved in writing by, the Local Planning Authority:

(i) Contractors' access arrangements for vehicles, plant and personnel;

(ii) Contractors' site storage area(s) and compounds(s);

(iii) Parking for contractors' vehicles and contactors' personnel vehicles;

Development shall be carried out in accordance with the approved details for the duration of the development.

Reason: To ensure, before any development commences, that the amenity of the adjoining properties is protected and highway safety maintained during the construction period, in accordance with Policies LP14 and LP17 of the Huntingdonshire Local Plan to 2036.

10. Condition.
Prior to the first occupation of the development, pedestrian visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on drawing no. ML-PR-PL-100 Rev A, and a 2 metres by length of sight frontage visibility splay shall be provided. The visibility splays shall thereafter be maintained free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway in perpetuity.

Reason: In the interests of highway safety, in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

11. Condition.
Prior to first occupation of the development, the access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme which shall be submitted to, and approved in writing by, the Local Planning Authority.

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Reason: To prevent surface water discharging to the highway in the interests of highway safety, in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

12. Condition.
Prior to first occupation of the development, a metalled surface shall be provided for a minimum distance of 5 metres along the access / driveway, measured from its junction with the public highway.

Reason: To prevent mud and extraneous material being deposited on the highway in the interests of highway safety, in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

13. Condition.
Notwithstanding the details shown on the plans hereby approved, prior to the first occupation of the development, any gate or gates to the vehicular access shall be set back a minimum of 5 metres from the near edge of the highway carriageway and shall not open outwards towards Mill Lane.

Reason: In the interests of highway safety, in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

14. Condition.
The development hereby permitted shall consist exclusively of a dwelling which is self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

Reason: For the development hereby permitted to be exempt from mandatory 10% Biodiversity Net Gain (BNG), as per Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

15. Condition.
The dwelling hereby permitted, shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' (or replacement standard), prior to occupation. Such provision shall be maintained for the lifetime of the development.

Reason: To ensure the units are accessible and adaptable, in accordance with Policy LP25 of the Huntingdonshire Local Plan to 2036.

16. Condition.
The dwelling hereby permitted shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved

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Document G (or replacement standards) prior to first occupation. Such provision shall be maintained for the lifetime of the development.

Reason: To ensure efficient use of water, in accordance with Policy LP12j of the Huntingdonshire Local Plan to 2036.

17. Note to applicant.
If this development involves work to the public highway, it will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

The applicant should note that the nature of the highway works proposed will necessitate the completion of a Section 184 Highway Works Agreement between the developer and the LHA prior to commencement. Dropped kerbs and access protection markings - Cambridgeshire County Council.

18. Note to applicant.
A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (ie details submitted under Article 21 of the Town and Country Planning (General Development Procedure) Order). Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via www.huntsdc.gov.uk .

19. Note to applicant.
There is a Unilateral Undertaking (dated 29th October 2025) for the payment of refuse bins associated with this planning application.

20. Note to applicant.
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

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The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Huntingdonshire District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the statutory exemptions or transitional arrangements listed below is/are considered to apply:
*Self and Custom Build Development, meaning development which:
i) consists of no more than 9 dwellings;
ii) is carried out on a site which has an area no larger than 0.5 hectares; and
iii) consists exclusively of a dwelling which is self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

21. Note to applicant.
Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st May 2012. The Council is obliged to collect the levy from liable parties in instances where development received planning permission on or after 1st May 2012. It is important that liable parties (usually developers or landowners) are correctly identified to the Council as early as possible. For more details on CIL, the developments the charges will apply to, how much the charge will be and the process involved, including the developers or landowners legal responsibilities, the CIL pages on the Council's website at www.huntingdonshire.gov.uk should be referred to. It should be noted that all development which creates one or more dwellings will be liable to be charged irrespective of the floor space charge. However, developments which create less than 100 square metres of new floor space and do not involve a dwelling or dwellings, will be exempt from CIL and will not be charged.

22. Note to applicant.
Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

When an application is received, planning conditions will be used where they can make a development acceptable.

A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2024.

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NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;

- **Six months from the date of this decision notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.

Claiming Compensation

In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

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Street Naming and Numbering

In order to obtain an official postal address, any new buildings should be formally registered with Huntingdonshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at:

www.huntingdonshire.gov.uk/streets-parking-transport/street-naming-and-numbering/

Alternatively, applicants can contact the Street Naming and Numbering Team on 01480 388153 or email streetnaming@huntingdonshire.gov.uk. Please note new address cannot be assigned by the Council until the footings of any new buildings are in place.

General Notes

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.



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